

Exhibit 32

OZAH Case No: CU 23-11



Worldshine Homes - Assisted Living  
Conditional Use No. 202311  
Boyd, MD


# Recognitions (Reproduction from Exhibit 31)

**The State of Maryland**

Governor of the State of Maryland, to  
**WORLDSHINE ADULT DAY CARE CENTER, Greetings:**

*Be it Known: That on behalf of the citizens of this State, in recognition of your 5<sup>th</sup> anniversary as an exemplary contributor to the economic vitality and cultural richness of our state; the dedication to provide the highest quality of care to Prince Georges and Montgomery County's senior communities; and as we join together to celebrate the outstanding efforts of Mr. Qili Li to build and sustain this most crucial piece of family care, we are pleased to confer upon you this*

**Governor's Citation**



*Presented on this 18th day of January 2020*

*Robert W. Meyer*  
Governor

*Robert L. Ehrlich*  
Lt. Governor

*John C. Delaney*  
Secretary of State

**CERTIFICATE OF SPECIAL CONGRESSIONAL RECOGNITION**

PRESENTED TO  
**Worldshine AMDC**

IN RECOGNITION OF  
**Your exemplary contributions to the economic and cultural vitality of Maryland.**

February 13, 2018  
DATE

*Jamie Raskin*  
MEMBER OF CONGRESS  
8TH DISTRICT, MARYLAND

**The Maryland General Assembly**


**Official Citation**

Be it hereby known to all that sincerest congratulations are offered to  
**Worldshine Adult Day Care Center**

in recognition of  
*your 5th Anniversary and exemplary work to assist the elderly and immigrants in Maryland.*

Presented on this 18th day of January 2020

by Senator *Susan C. Lee*  
Susan C. Lee  
of Montgomery County - Legislative District 16



**The Maryland General Assembly**


**Official Citation**

Be it hereby known to all that sincerest congratulations are offered to  
**Worldshine Adult Medical Day Care Center**

in recognition of  
*your exemplary efforts in promoting health awareness and accessibility and providing preventive health care services to the Chinese American community in Maryland.*

Presented on this 8th day of December 2019

by Senator *Susan C. Lee*  
Susan C. Lee  
of Montgomery County - Legislative District 16



**The State of Maryland**

Governor of the State of Maryland, to  
**WORLDSHINE AMDC, Greetings:**

*Be it Known: That on behalf of the citizens of this State, in recognition of the occasion of the "Grand Opening" ceremony for Worldshine Adult Medical Day Care Center in Beltsville, Maryland... in honor of your positive contributions to the economic vitality and cultural richness in Maryland; and as the people of Maryland join together in expressing our congratulations and best wishes for success, we are pleased to confer upon you this*

**Governor's Citation**



*Robert W. Meyer*  
Governor

*Robert L. Ehrlich*  
Lt. Governor

*John C. Delaney*  
Secretary of State

**COMPTROLLER of MARYLAND**  
*Serving the People*

Be it hereby known to all that this **Certificate of Recognition** is presented to  
**WORLDSHINE ADULT DAY CARE CENTER**

*On the occasion of your fifth anniversary as one of Maryland's premier adult medical day care facilities. With special appreciation for your unwavering commitment to providing an inclusive, welcoming, and engaging community for seniors requiring specialized care, and for your immeasurable contributions to the health care profession and our State's economy, congratulations and best wishes for continued success in the years ahead.*

Presented this 18th day of January 2020

*Rita Hanckel*  
COMPTROLLER



**MARYLAND LEGISLATIVE ASIAN AMERICAN AND PACIFIC ISLANDER CAUCUS**



**Official Citation**

Be it hereby known to all that sincerest congratulations are offered to  
**WORLDSHINE AMDC**

in recognition of  
*your exemplary contributions to economic vitality and cultural richness in Maryland.*

Presented on this 13th day of February 2018

by Senator *Susan C. Lee*  
Senator Susan C. Lee, Chair

**The Maryland General Assembly**

**Official Citation**

Be it hereby known to all that sincerest congratulations are offered to  
**Worldshine Adult Day Care Center**

in recognition of  
*its commitment to providing quality care and services for families, staff, and strengthening the social fabric of our community.*

Presented on this 18th day of January 2020

by *Sharon Brokaw*  
Sharon Brokaw  
Deputy Vice Mayor  
*Mary A. Tolman*  
Deputy Mayor  
*Alan A. Randolph*  
Deputy Executive Director

of Prince George's and Anne Arundel Counties - Legislative District 21



**This Citation Is Presented To**  
**Worldshine Adult Day Care Center**


\*\*\*

IN CELEBRATION OF ITS 5<sup>TH</sup> ANNIVERSARY

With appreciation for the high-quality care it provides to the elderly and for all it does for our community.

*Chris Van Hollen*  
**Chris Van Hollen**  
Member of Congress

On This Day,  
The Eighteenth of January,  
Two Thousand Twenty




**Certificate of Recognition**

The County Executive of Frederick County, Maryland  
Congratulates  
**WorldShine Group**

*On the grand opening of WorldShine Adult Medical Day Center, which will provide opportunities for Frederick County's seniors to maintain an active lifestyle. We recognize the challenges of caregiving and celebrate the joys of bringing support and comfort to our older generations. Thank you for promoting a culture that values the dignity of life at all stages and the importance of a peace of mind for families. I wish you continued growth in Frederick County as you serve an intricate part of our community.*

*Jessica Fitzwater*  
Frederick County Executive  
Jessica Fitzwater

Presented, this 10<sup>th</sup> day of March 2023.



**The Maryland General Assembly**

**Official Citation**

Be it hereby known to all that sincerest congratulations are offered to  
**World Shine Adult Medical Day Care**

in recognition of  
*the grand opening of your Frederick, Maryland location and eight years of service. Thank you for your passion for enhancing seniors' lifestyles through continuous innovations in care through your care management company.*

Presented on this 10th day of March 2023

by *Sharon Brokaw*  
Sharon Brokaw  
Deputy Vice Mayor  
*Mary A. Tolman*  
Deputy Mayor  
*Alan A. Randolph*  
Deputy Executive Director

of Frederick County - Legislative District 3



**FREDERICK MARYLAND**

RECOGNIZES  
**WorldShine**

Congratulations on your grand opening, and for providing care and support to participants and families to ensure stability and a peace of mind. Congratulations!

Presented on this Date  
**10 March 2023**

*Michael O'Connor*  
Mayor  
Board of Aldermen: Katie Park, Kelly Paster, Derek Shuckler, Dana Karamichail, Tom McShane

JOIN THE STORY



**Certificate of Special Congressional Recognition**

Presented to  
**Qili Li**  
CEO of Worldshine Daycare Center

*In appreciation of your dedicated leadership in the Chinese American community. Your efforts have helped to make Maryland and Montgomery County a more culturally diverse, welcoming and inclusive place to live. Thank you!*

On this day, the 4<sup>th</sup> of June,  
Two Thousand and Eighteen

*Mark E. Thompson*  
MEMBER OF CONGRESS




**LIFETIME ACHIEVEMENT AWARD**

Presented to  
**MR. QILI LI**

*With grateful recognition for their lifetime commitment to building a stronger nation through volunteer service.*

*Joseph R. Biden, Jr.*  
President Joseph R. Biden, Jr.  
2022



**The State of Maryland**

Governor of the State of Maryland, to  
**MR. QILI LI, Greetings:**

*Be it Known: That on behalf of the citizens of this State, in recognition of a well-deserved tribute to your leadership and exemplary volunteer service to your community... in appreciation of the service and the way you have contributed to make an important and positive difference in our state and as the people of Maryland join together in expressing our appreciation and best wishes for continued success, we are pleased to confer upon you this*

**Governor's Citation**



*Robert W. Meyer*  
Governor

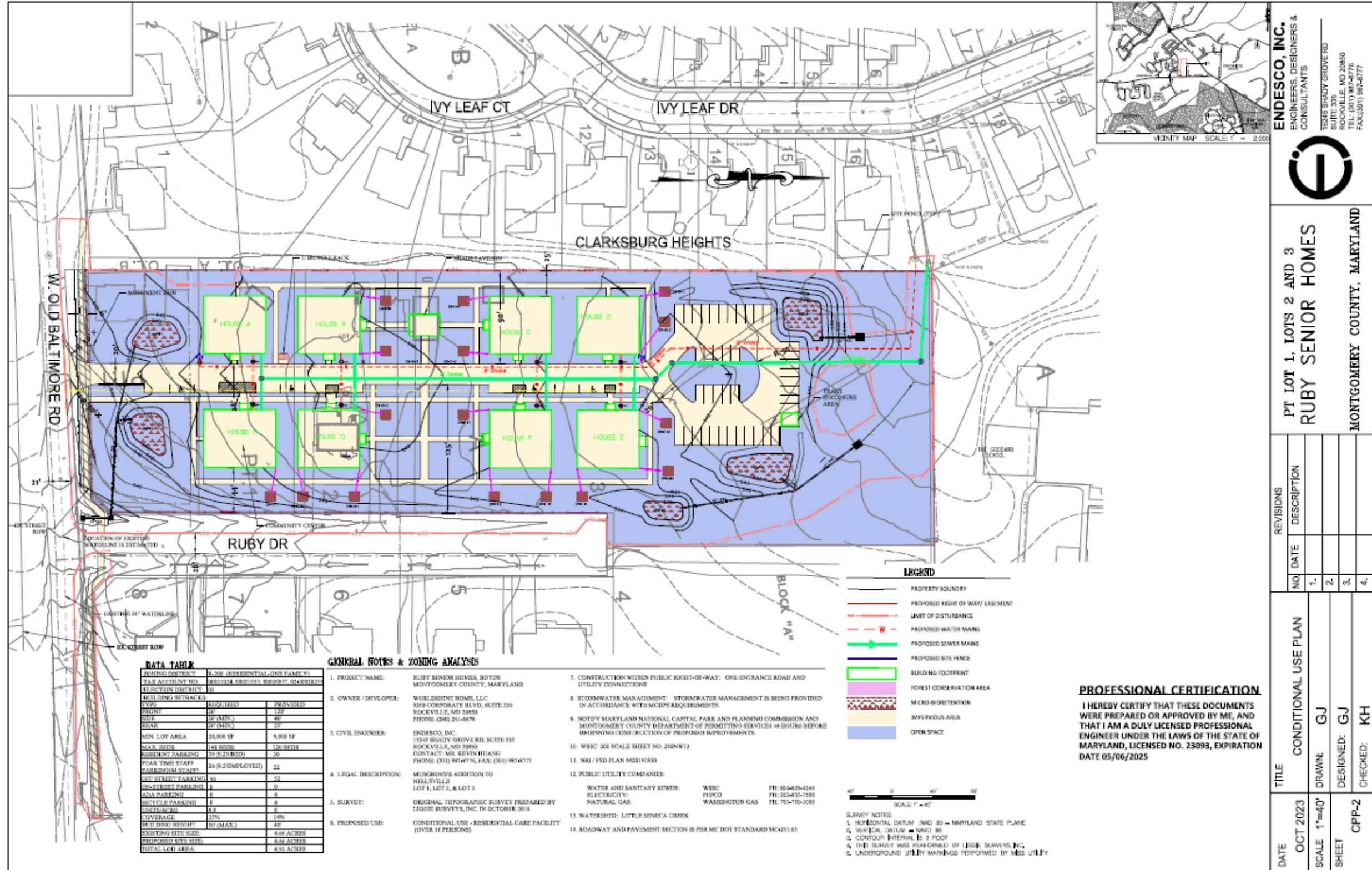
*Robert L. Ehrlich*  
Lt. Governor

*John C. Delaney*  
Secretary of State

# Aerial Map



# Conditional Use Plan (Reproduction of Exhibit 5(b))



**ENDESCO, INC.**  
ENGINEERS, DESIGNERS & CONSULTANTS  
15345 SHADY GROVE RD  
SUITE 335  
ROCKVILLE, MD 20850  
TEL: (301) 987-8776  
FAX: (301) 987-8777



PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
MONTGOMERY COUNTY, MARYLAND

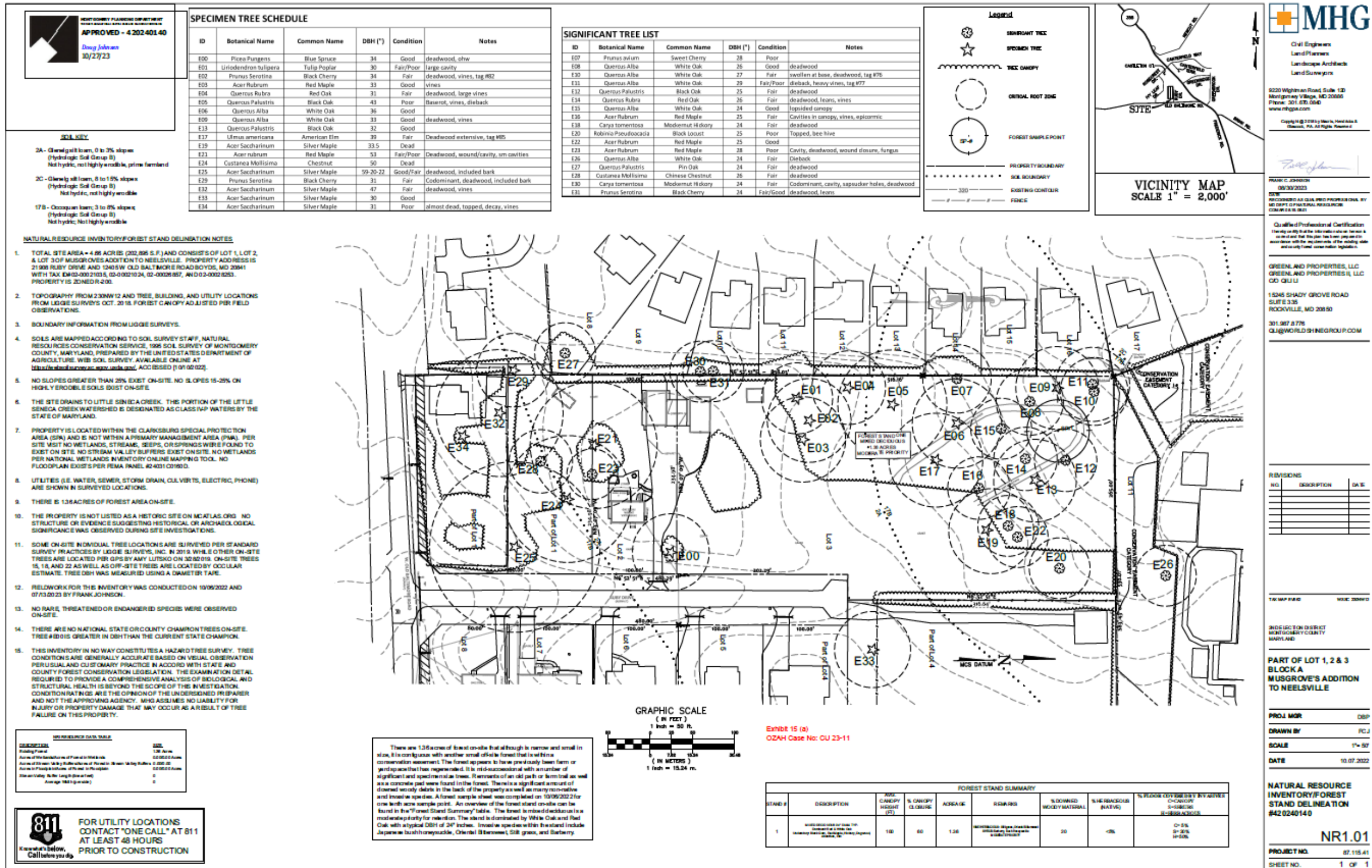
REVISIONS	
NO	DESCRIPTION
1.	
2.	
3.	
4.	

DATE	TITLE	DRAWN	DESIGNED	CHECKED
OCT 2023	CONDITIONAL USE PLAN	GJ	GJ	KH
SCALE 1"=40'				
SHEET	CPP-2			

# Shift Schedule

Department	Staff number	Shift	Number of staffs
Kitchen and Food Services	<b>18</b>	6:00 am - 2:00 pm	7
		6:30 am - 2:30 pm	1
		2:15 pm - 10:15 pm	10
Nursing	<b>37</b>	6:00 am - 2:00 pm	11
		6:30 am - 2:30 pm	2
		2:15 pm - 10:15 pm	11
		3:00 pm - 11:00 pm	2
		10:30 pm - 5:45 am	9
		10:30 pm - 6:00 am	2
House Keeping	<b>7</b>	6:00 am - 2:00 pm	3
		2:00 pm - 10:00 pm	4
Social Worker	<b>2</b>	9:00 am - 5:00 pm	2
Activity	<b>4</b>	9:00 am - 5:00 pm	4
Maintenance	<b>2</b>	6:00 am - 2:00 pm	1
		2:00 pm - 10:00 pm	1
Driver	<b>2</b>	9:00 am - 5:00 pm	2
Management	<b>3</b>	9:00 am - 5:00 pm	3
		Total	75

# NRI (Reproduction from Exhibit 15)



# Aerial View of Subject Property (Reproduction from Exhibit 28)

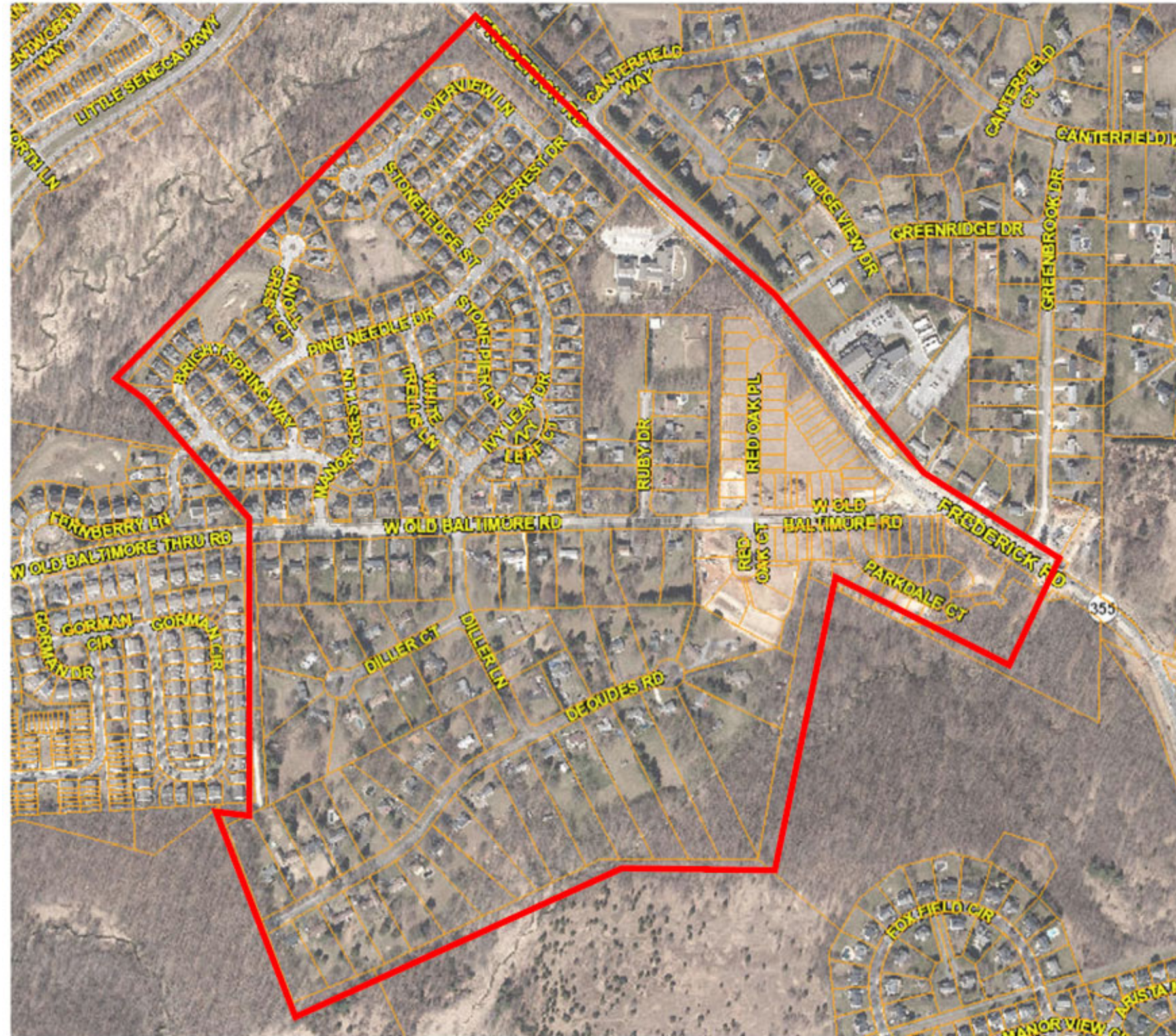


# Zoning Map (Enlargement from Exhibit 4)

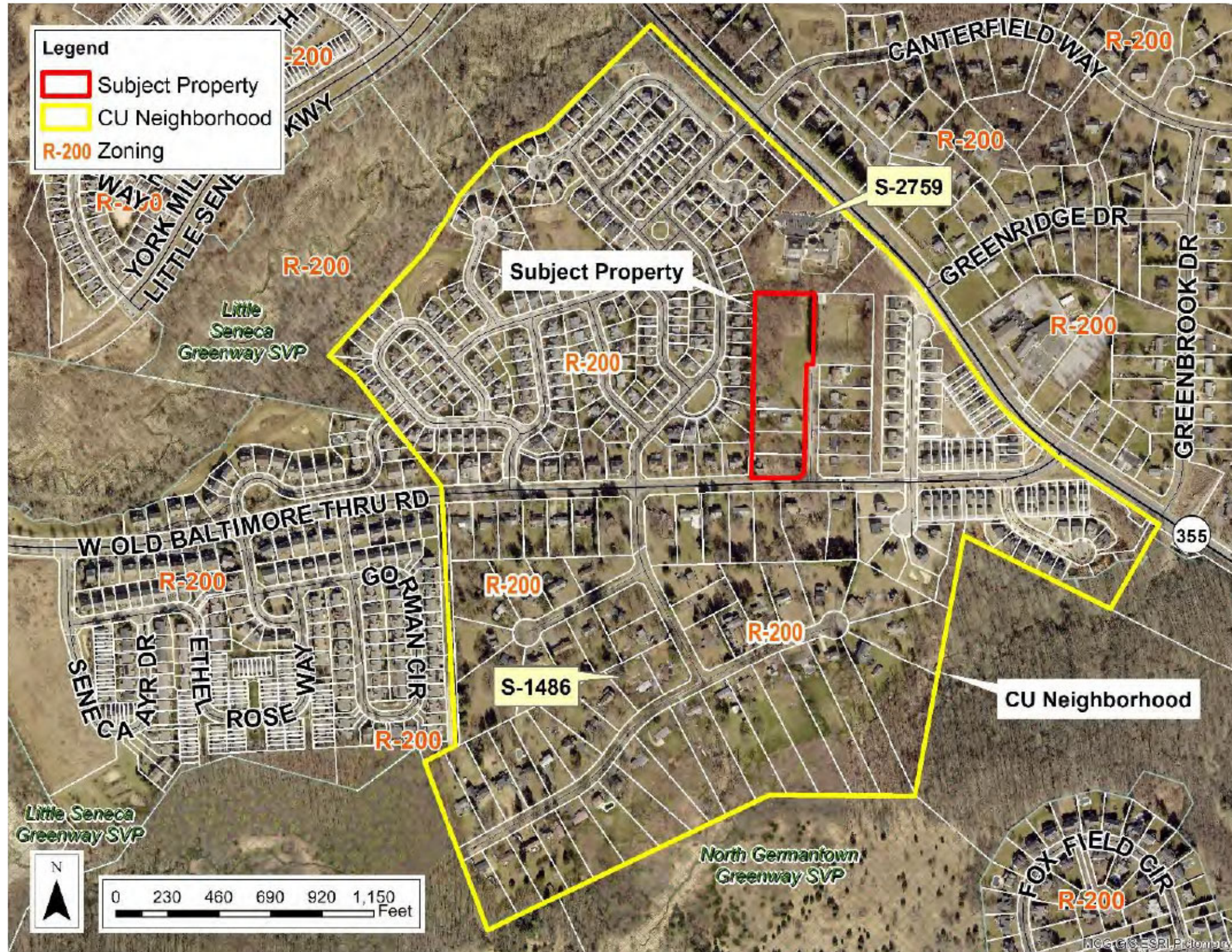




# Surrounding Neighborhood (Reproduction from Exhibit 10)



# Surrounding Neighborhood (Reproduction from Exhibit 28)



# Original Proposal (Reproduction from Exhibit 31)

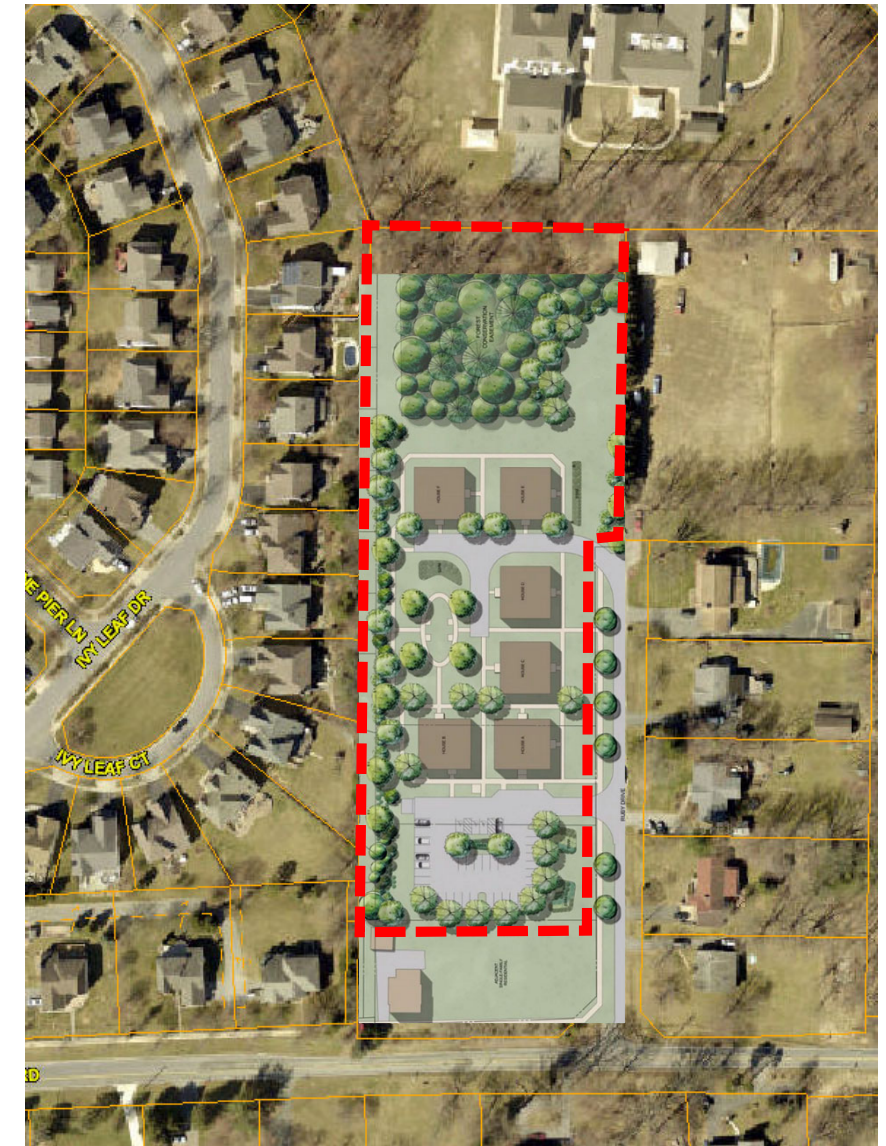


13.33 x 7.50 in

# Revised Proposal (Reproduction from Exhibit 31)



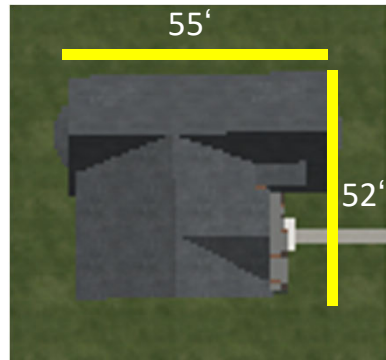
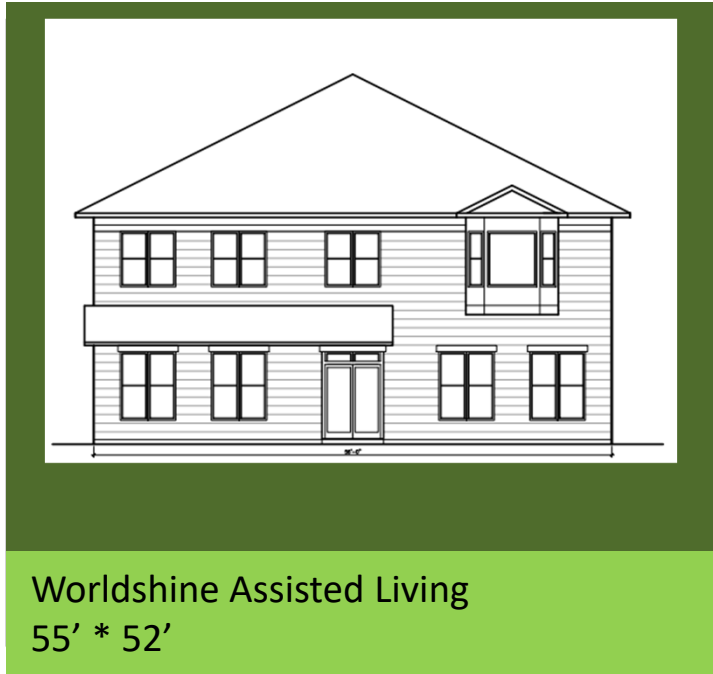
# Revised Site Plan (Additional Iteration) (Reproduction from Exhibit 31)



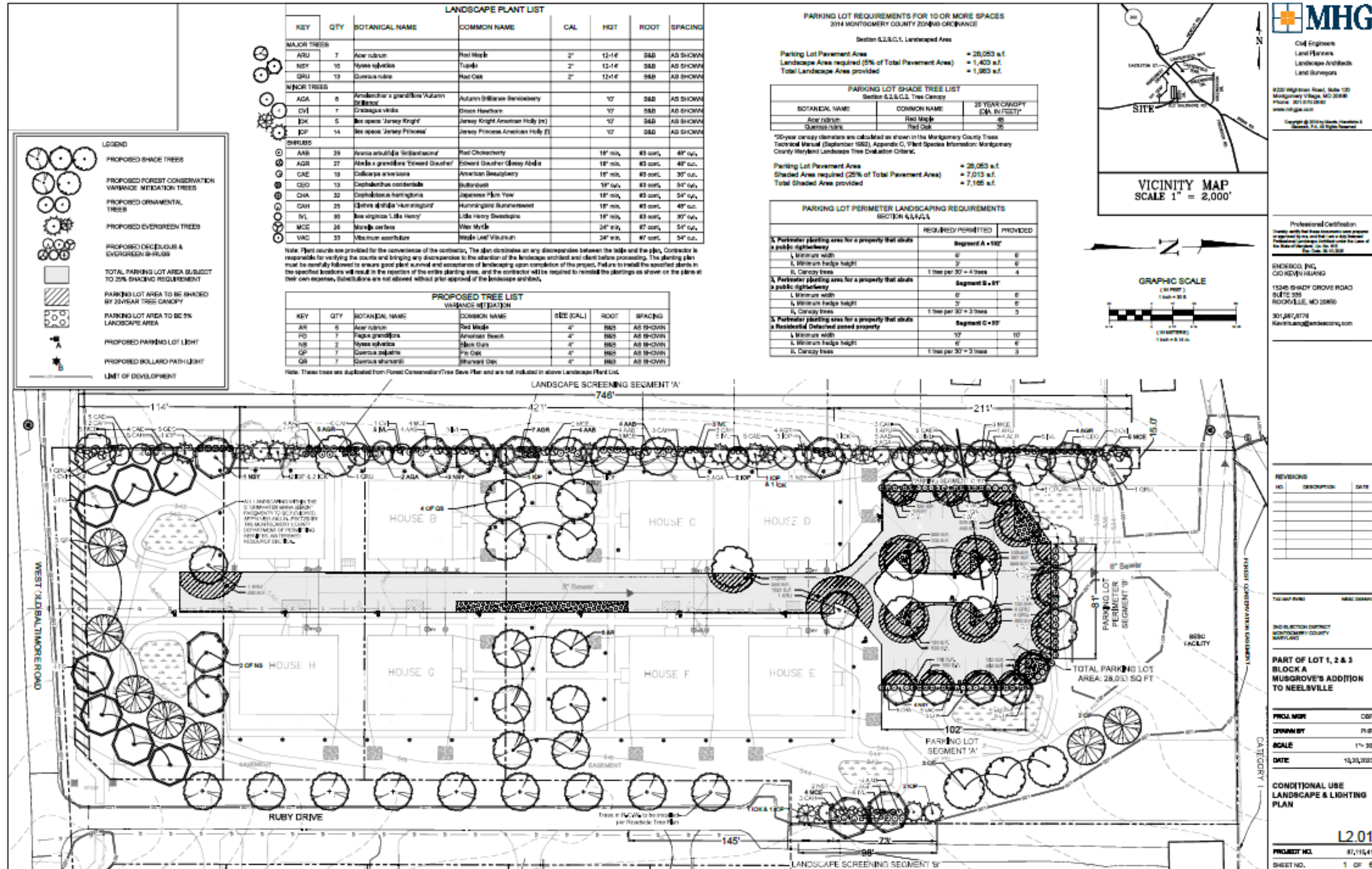
# Current Proposal (Reproduction from Exhibit 31)



# Proposed Cottages are of a Similar Size and Residential Design to Neighborhood Single Family Homes (Reproduction from Exhibit 31)



# Landscape Plan (Reproduction from Exhibit 17(a))



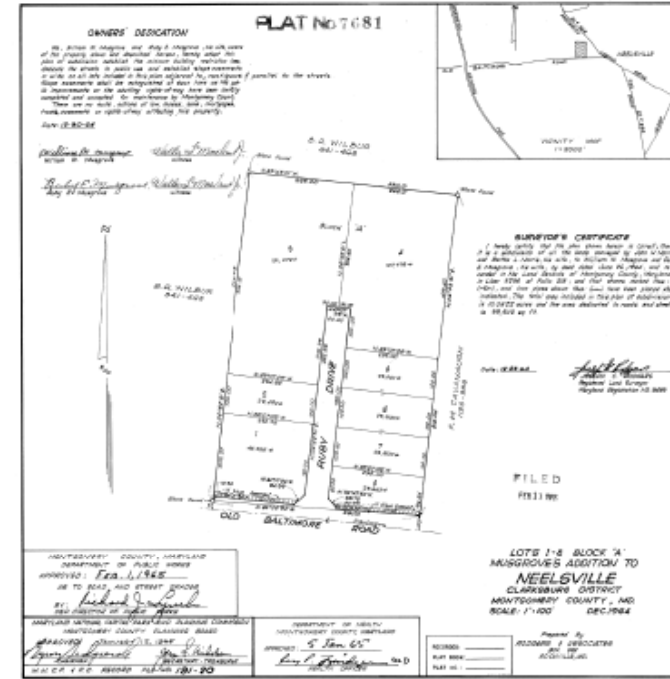
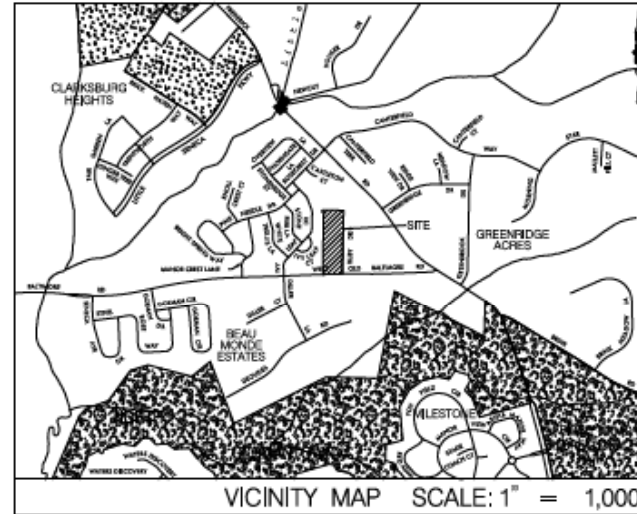


# Revised Conditional Use Plan (New Exhibit \_\_\_)

## CONDITIONAL USE PLAN RUBY SENIOR HOMES

### SHEET INDEX:

- CPP-1 COVER SHEET
- CPP-2 CONDITIONAL USE PLAN
- CPP-3 EXISTING CONDITIONS AND DEMOLITION PLAN
- CPP-4 SITE UTILITY PLAN
- CPP-5 FIRE PROTECTION PLAN
- CPP-6 FOREST CONSERVATION PLAN-1
- CPP-7 FOREST CONSERVATION PLAN-2
- CPP-8 LANDSCAPE PLAN-1
- CPP-9 LANDSCAPE PLAN-2
- CPP-10 LIGHTING PLAN
- CPP-11 STORMWATER MANAGEMENT CONCEPT PLAN-1
- CPP-12 STORMWATER MANAGEMENT CONCEPT PLAN-2
- CPP-13 ARCHITECTURE PLAN-1
- CPP-14 ARCHITECTURE PLAN-2
- CPP-15 ARCHITECTURE PLAN-3



- SURVEY NOTES**
1. HORIZONTAL DATUM: NAD 83 - MARYLAND STATE PLANE
  2. VERTICAL DATUM: NAVD 88
  3. CONTOUR INTERVAL IS 2 FOOT
  4. THIS SURVEY WAS PERFORMED BY LEGGIE SURVEYS, INC.
  5. UNDERGROUND UTILITY MARKINGS PERFORMED BY MRS. ULLIY

### DATA TABLE

ZONING DISTRICT	R-300 (RESIDENTIAL-ONE FAMILY)
TAX ACCOUNT NO.	00011024, 00021035, 00030857, 00400048353
RELECTION DISTRICT	02
<b>BUILDING SETBACKS</b>	
TYPE	REQ. / USED / PROVIDED
FRONT (W. BALT.)	42' (MIN.) / 100'
SIDE STREET (RUBY)	40' (MIN.) / 40'
SIDE (WEST FL.)	30' (MIN.) / 32'
REAR (NORTH FL.)	30' (MIN.) / 30'
MIN. LOT AREA	30,000 SF / 9,000 SF
MAX. BEDS	144 BEDS / 120 BEDS
RESIDENT PARKING	30 (0.25/BED) / 30
PEAK TIME STAFF PARKING (STAFF)	20 (0.5/EMPLOYEE) / 22
OFF STREET PARKING	0 / 32
ON-STREET PARKING	0 / 0
ADA PARKING	0 / 4
BIKE PARKING	0 / 4
INTS./ACRE	8.9 / 8
COVERAGE	25% / 14%
BUILDING HEIGHT	30' (MAX.) / 40'
EXISTING SITE SIZE	4.46 ACRES
PROPOSED SITE SIZE	4.46 ACRES
TOTAL LOD AREA	4.92 ACRES

### GENERAL NOTES & ZONING ANALYSIS

1. PROJECT NAME: RUBY SENIOR HOMES, BOYDS MONTGOMERY COUNTY, MARYLAND
2. OWNER / DEVELOPER: WORLDSHINE HOMES, LLC 9200 CORPORATE BLVD, SUITE 330 ROCKVILLE, MD 20850 PHONE: (242) 261-6578
3. CIVIL ENGINEER: ENDESCO, INC. 15245 SHADY GROVE RD, SUITE 335 ROCKVILLE, MD 20850 CONTACT: MR. KEVIN HUANG PHONE: (301) 987-8776, FAX: (301) 987-8777
4. LEGAL DESCRIPTION: MUSKOGEE'S ADDITION TO NEELSVILLE LOT 1, LOT 2, & LOT 3
5. SURVEY: ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY LOGGIESURVEYS, INC. IN OCTOBER 2018
6. PROPOSED USE: CONDITIONAL USE - RESIDENTIAL CARE FACILITY (OVER 16 PERSONS)
7. CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY: ONE ENTRANCE ROADS AND UTILITY CONNECTIONS
8. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT IS BEING PROVIDED IN ACCORDANCE WITH MCDPS REQUIREMENTS.
9. NOTIFY MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES 48 HOURS BEFORE BEGINNING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
10. WSSC 200 SCALE SHEET NO. 230NW12
11. NII / FSD PLAN #420191830
12. PUBLIC UTILITY COMPANIES:
 

WATER AND SANITARY SEWER:	WSSC	PH: 800-429-6349
ELECTRICITY:	PEPCO	PH: 202-433-7300
NATURAL GAS:	WASHINGTON GAS	PH: 703-750-0000
13. WATERSHED: LITTLE SENeca CREEK
14. ROADWAY AND PAVEMENT SECTION IS PER MC DOT STANDARD MC-211.03

ROW 1 OF 2

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

23093  
 License No.  
 05/06/2025  
 Expiration Date

01812024

**ENDESCO, INC.**  
ENGINEERS, DESIGNERS & CONSULTANTS

15245 SHADY GROVE RD  
SUITE 335  
ROCKVILLE, MD 20850  
TEL: (301) 987-8776  
FAX: (301) 987-8777

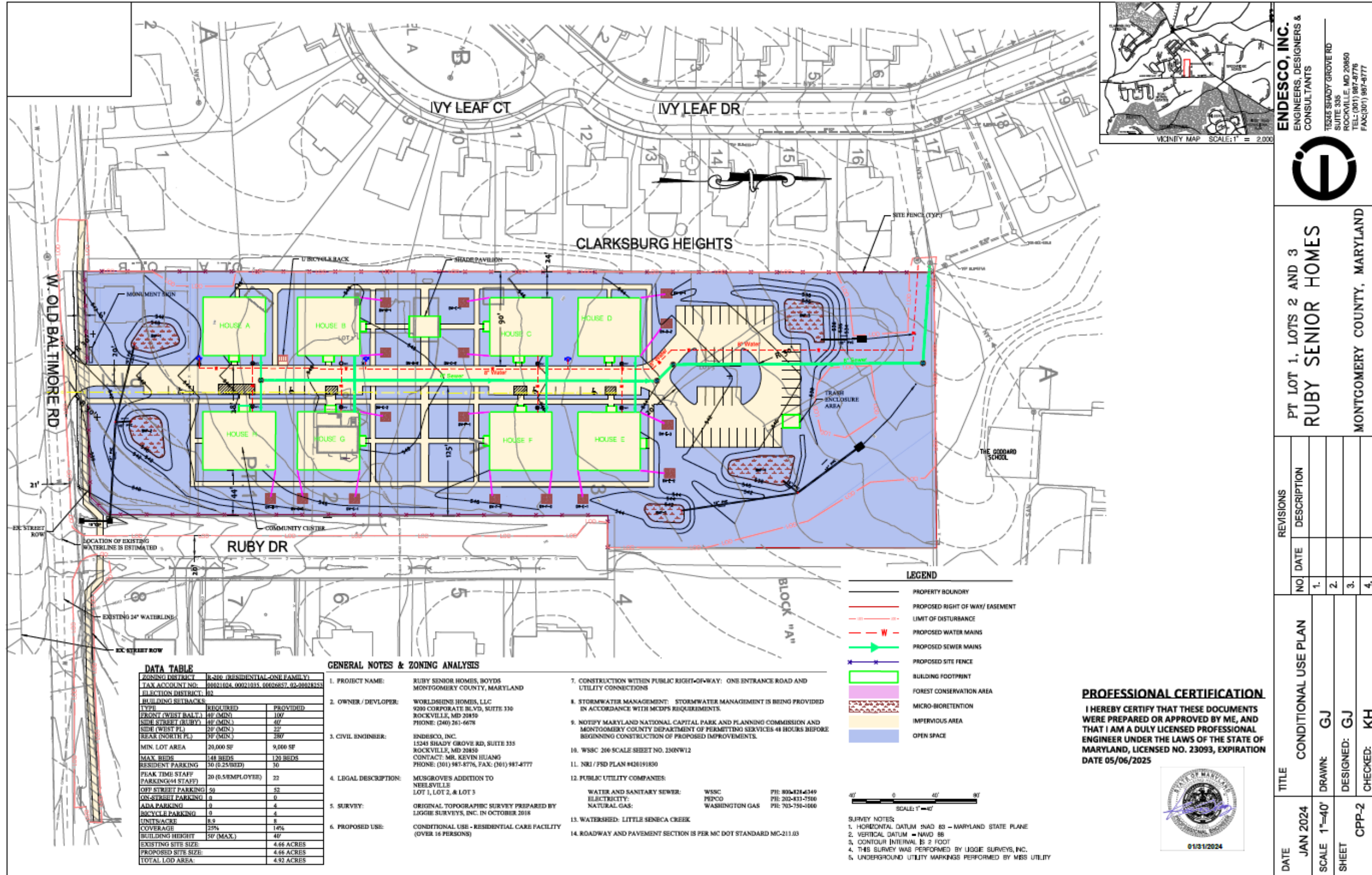
PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**

MONTGOMERY COUNTY, MARYLAND

NO	DATE	REVISIONS	
		DESCRIPTION	
1.			
2.			
3.			
4.			

<b>TITLE</b>	COVER SHEET
<b>DATE</b>	JAN 2024
<b>SCALE</b>	NTS
<b>SHEET</b>	CPP-1
<b>DRAWN</b>	GJ
<b>DESIGNED</b>	GJ
<b>CHECKED</b>	KH

# Revised Conditional Use Plan (New Exhibit \_\_\_)



**ENDESCO, INC.**  
ENGINEERS, DESIGNERS & CONSULTANTS  
12343 SHADY GROVE RD  
SUITE 335  
ROCKVILLE, MD 20850  
TEL: (301) 987-8776  
FAX: (301) 987-8777



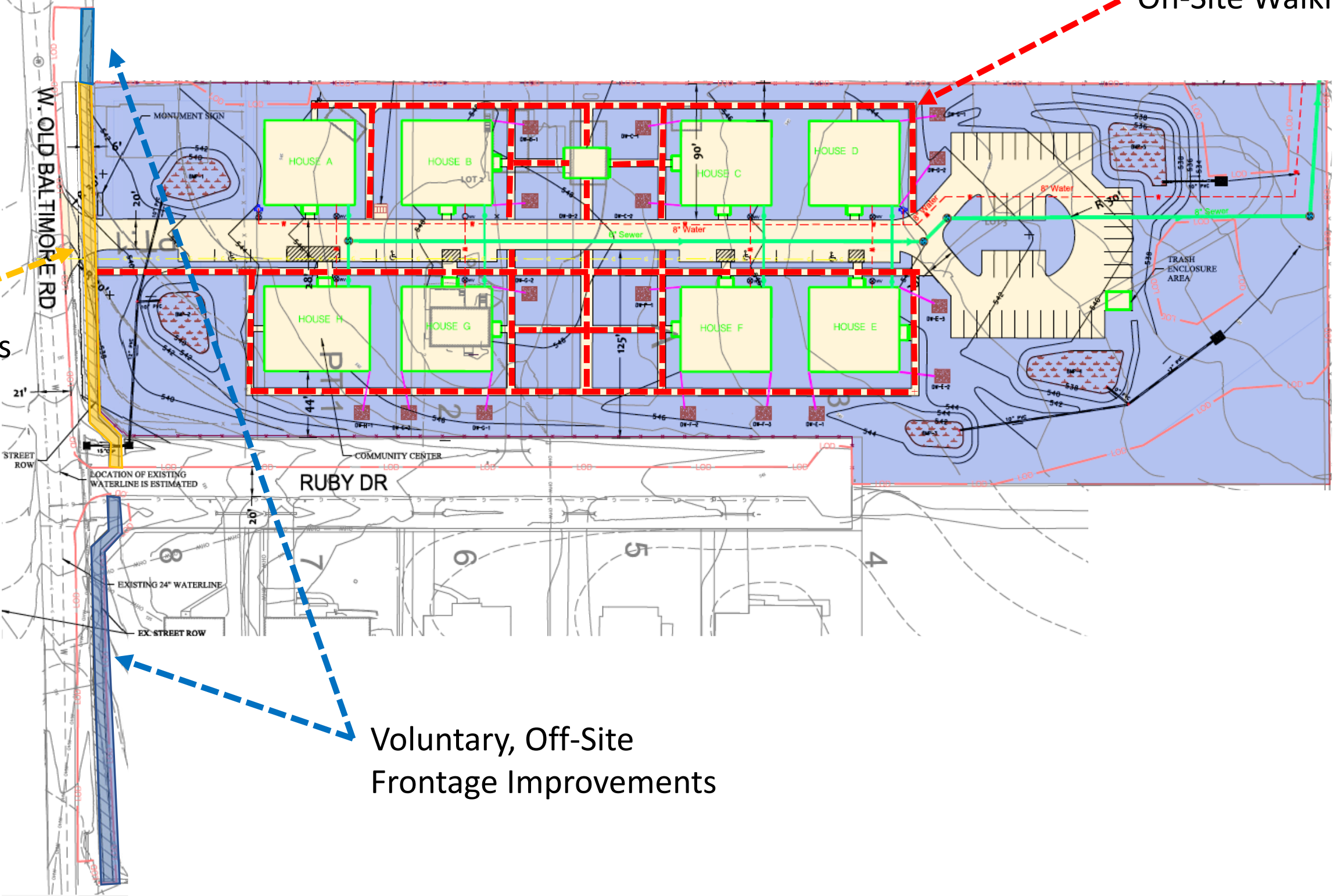
PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
MONTGOMERY COUNTY, MARYLAND



# Pedestrian Improvements (Reproduction from Exhibit 31)

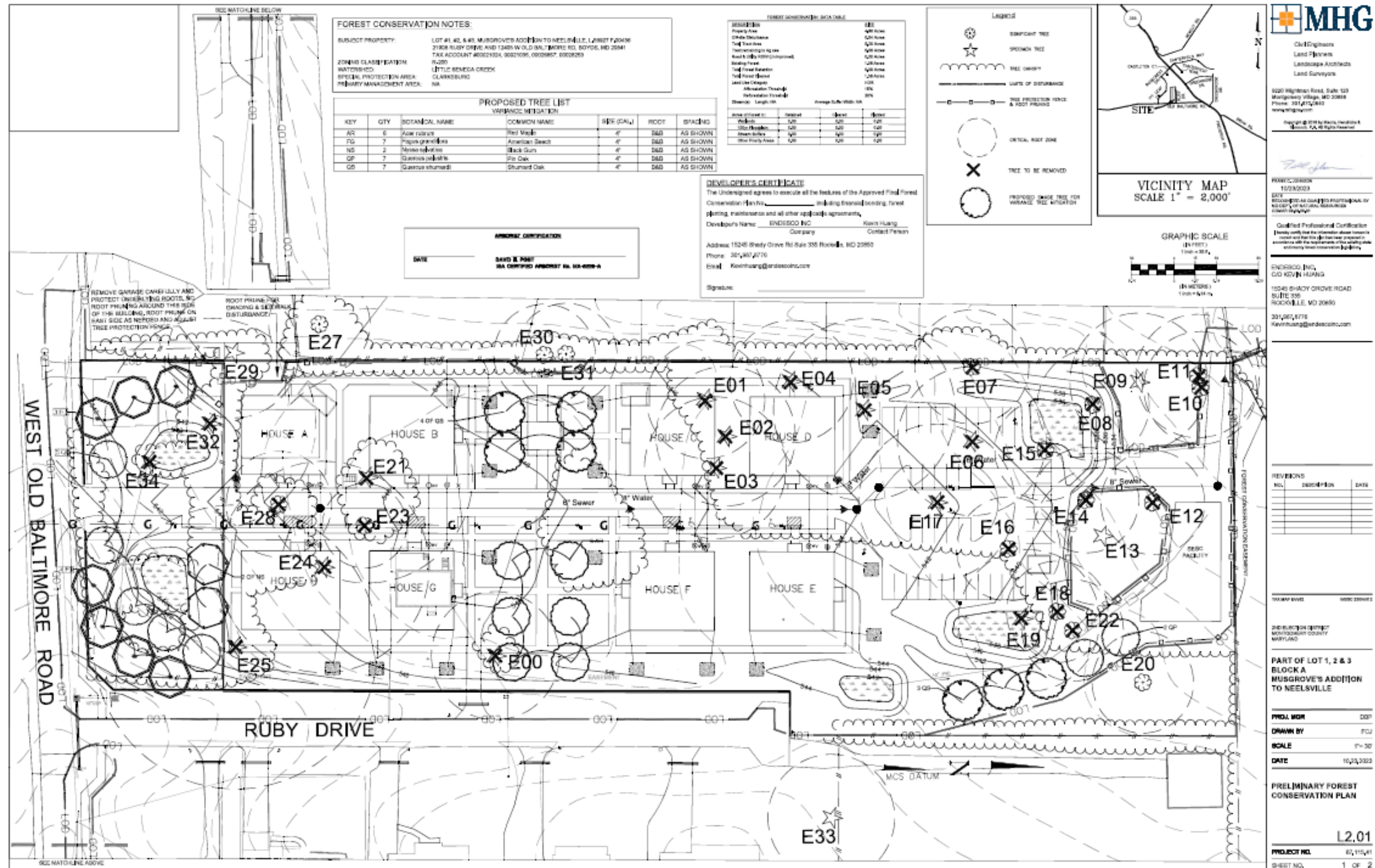
On-Site Walking Paths

Frontage Improvements

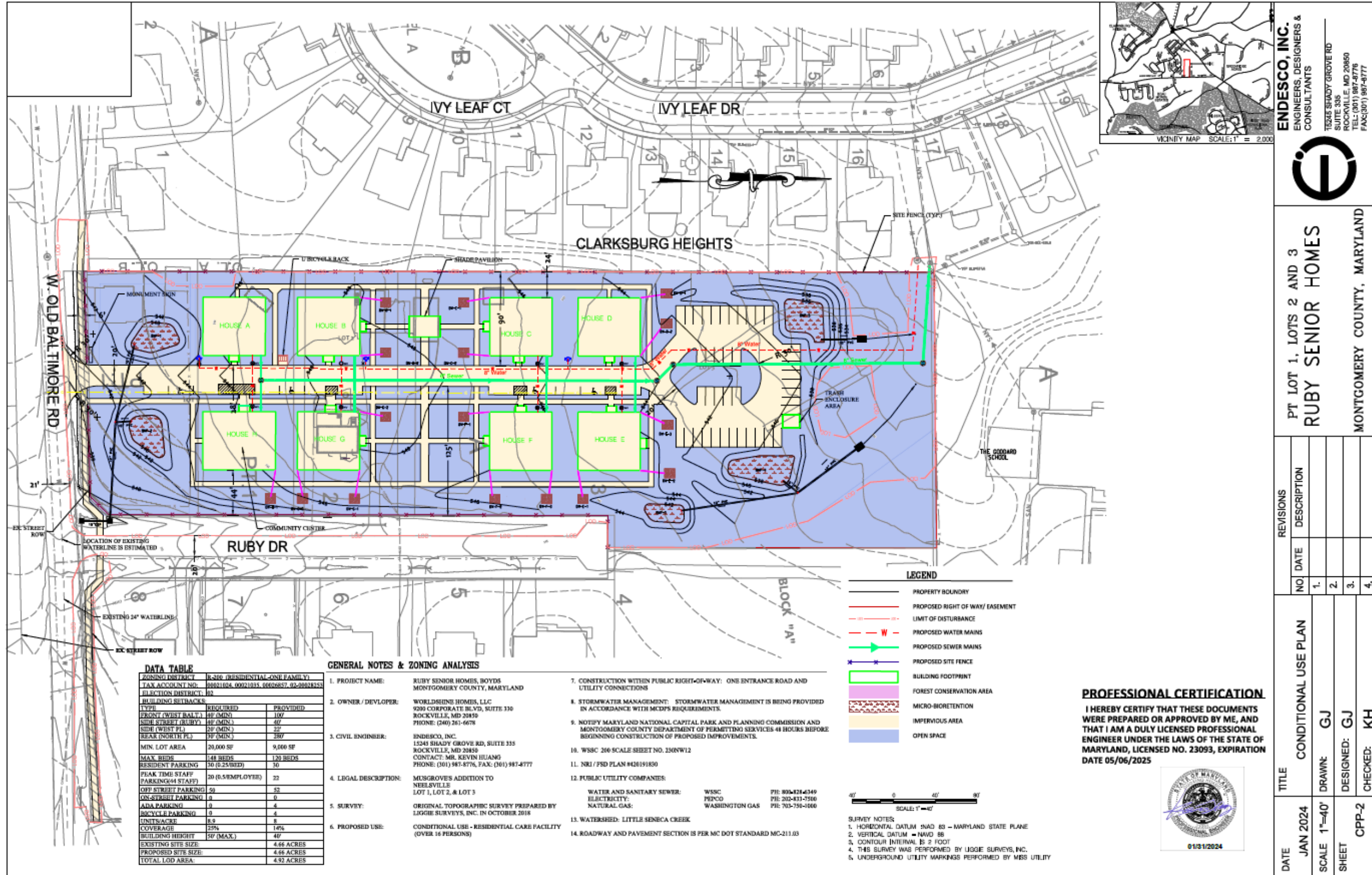


Voluntary, Off-Site Frontage Improvements

# Forest Conservation plan (Reproduction from Exhibit 16(a))



# Revised Conditional Use Plan (New Exhibit \_\_\_)



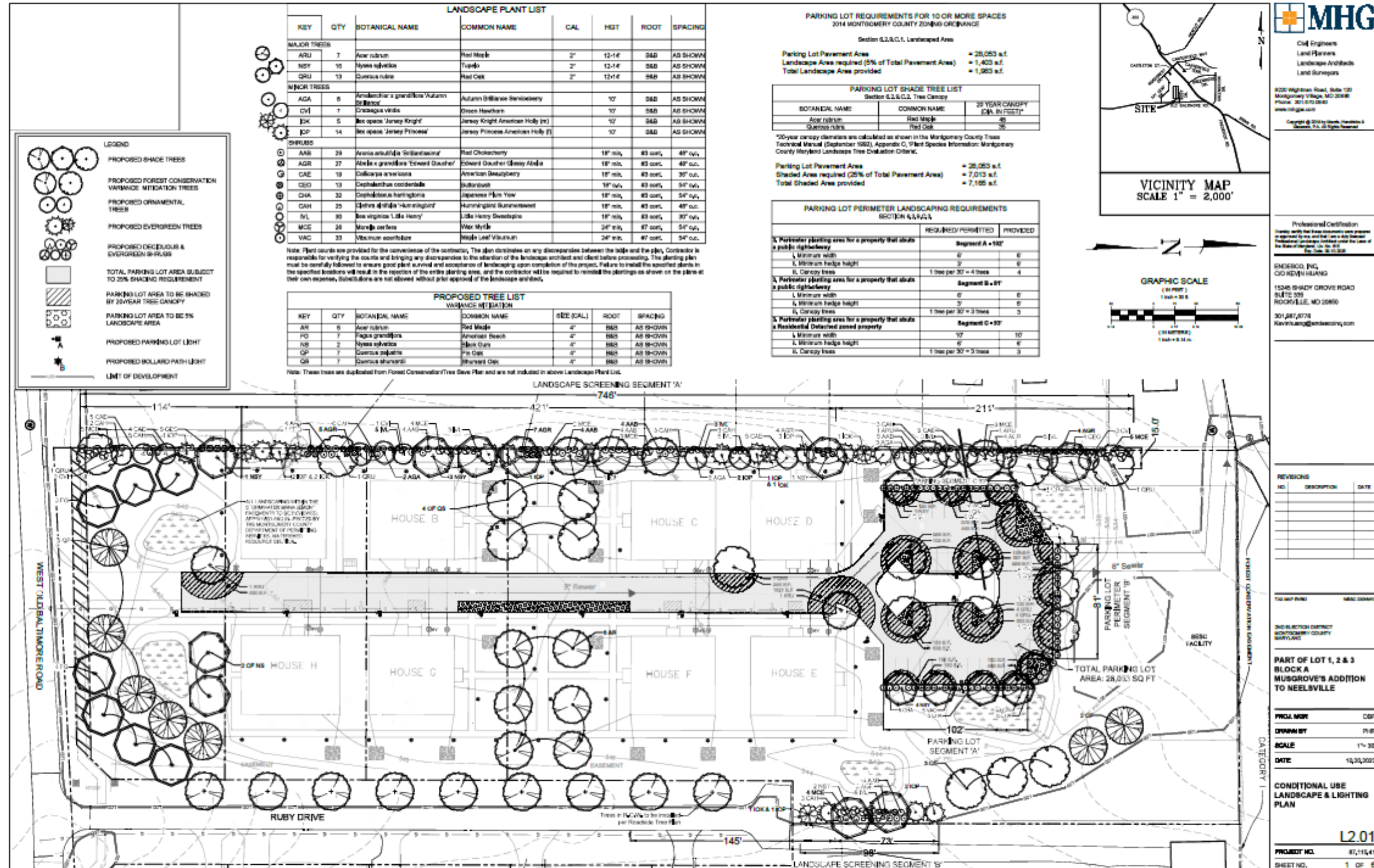
**ENDESCO, INC.**  
ENGINEERS, DESIGNERS & CONSULTANTS  
12341 SHADY GROVE RD  
SUITE 335  
ROCKVILLE, MD 20850  
TEL: (301) 987-8776  
FAX: (301) 987-8777



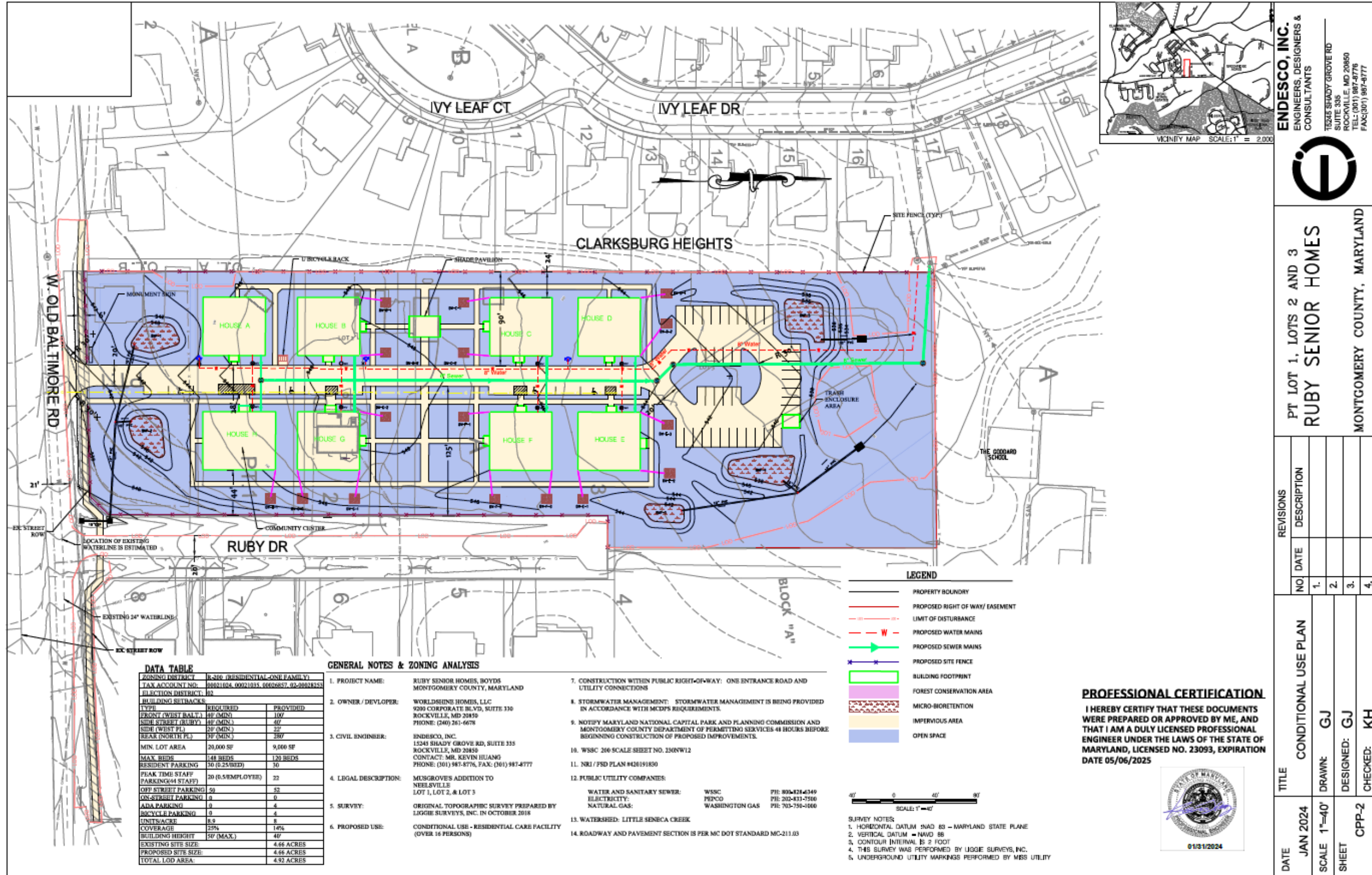
PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
MONTGOMERY COUNTY, MARYLAND



# Landscape Plan (Reproduction from Exhibit 17(a))



# Revised Conditional Use Plan (New Exhibit \_\_\_)



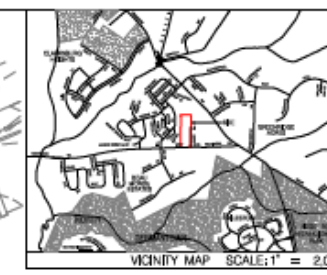
**ENDESCO, INC.**  
 ENGINEERS, DESIGNERS & CONSULTANTS  
 7832 SHADY GROVE RD  
 SUITE 335  
 ROCKVILLE, MD 20850  
 TEL: (301) 987-8776  
 FAX: (301) 987-8777



PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
 MONTGOMERY COUNTY, MARYLAND

NO	DATE	DESCRIPTION
1.		
2.		
3.		
4.		

TITLE	CONDITIONAL USE PLAN
DATE	JAN 2024
SCALE	1"=40'
DRAWN	GJ
DESIGNED	GJ
CHECKED	KH
SHEET	CPP-2



**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY/ EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED WATER MAINS
- PROPOSED SEWER MAINS
- PROPOSED SITE FENCE
- BUILDING FOOTPRINT
- FOREST CONSERVATION AREA
- MICRO-BIORETENTION
- IMPERVIOUS AREA
- OPEN SPACE

**SURVEY NOTES**

- HORIZONTAL DATUM = NAD 83 - MARYLAND STATE PLANE
- VERTICAL DATUM = NAVD 88
- CONTOUR INTERVAL = 2 FOOT
- THIS SURVEY WAS PERFORMED BY LOGGIE SURVEYS, INC.
- UNDERGROUND UTILITY MARKINGS PERFORMED BY MISS UTILITY



# Sight Distance (New Exhibit \_\_\_)

**SURVEY NOTES:**  
 1. HORIZONTAL DATUM: NAD 83 - MARYLAND STATE PLANE  
 2. VERTICAL DATUM: NAVD 88  
 3. CONTOUR INTERVAL: 2 FOOT  
 4. THIS SURVEY WAS PERFORMED BY USGE SURVEYS, INC.  
 5. UNDERGROUND UTILITY WARNINGS PERFORMED BY MISS UTILITY

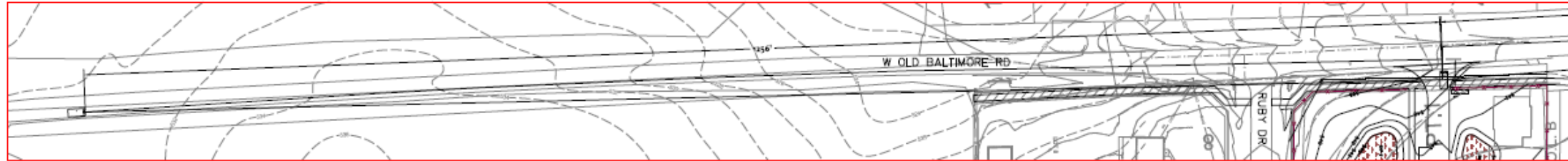
**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23093, EXPIRATION DATE 05/06/2025

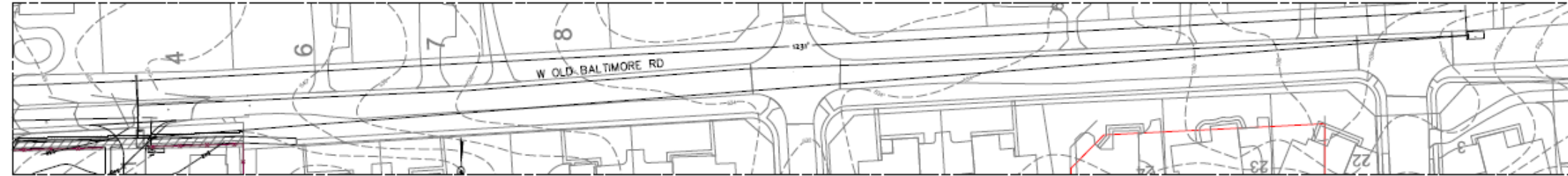


**ENDESCO, INC.**  
 ENGINEERS, DESIGNERS &  
 CONSULTANTS

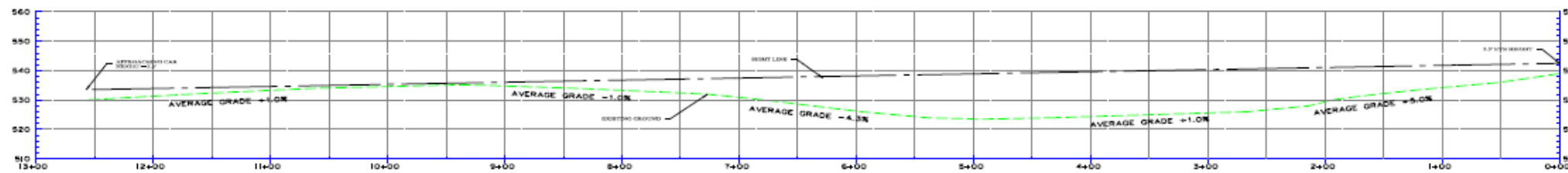
TEXAS SHADY GROVE RD  
 SUITE 305  
 ROCKVILLE, MD 20850  
 TEL: (301) 981-8776  
 FAX: (301) 981-8777



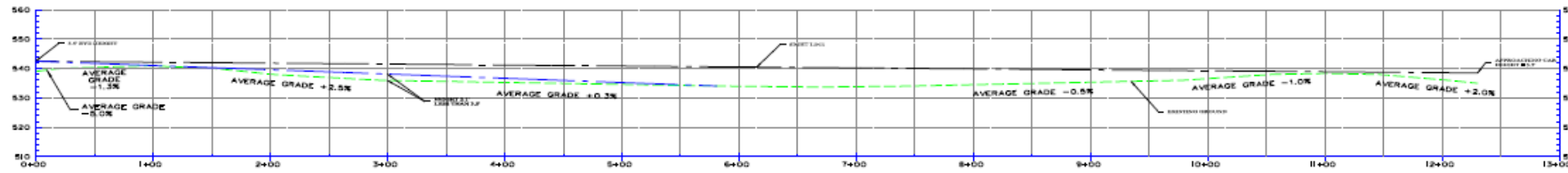
PLAN VIEW 1  
 SCALE: 1"=50'



PLAN VIEW 2  
 SCALE: 1"=50'



RIGHT TURN - LOOKING LEFT  
 SCALE HORIZONTAL: 1"=50'  
 SCALE VERTICAL: 1"=20'



RIGHT TURN - LOOKING RIGHT  
 SCALE HORIZONTAL: 1"=50'  
 SCALE VERTICAL: 1"=20'

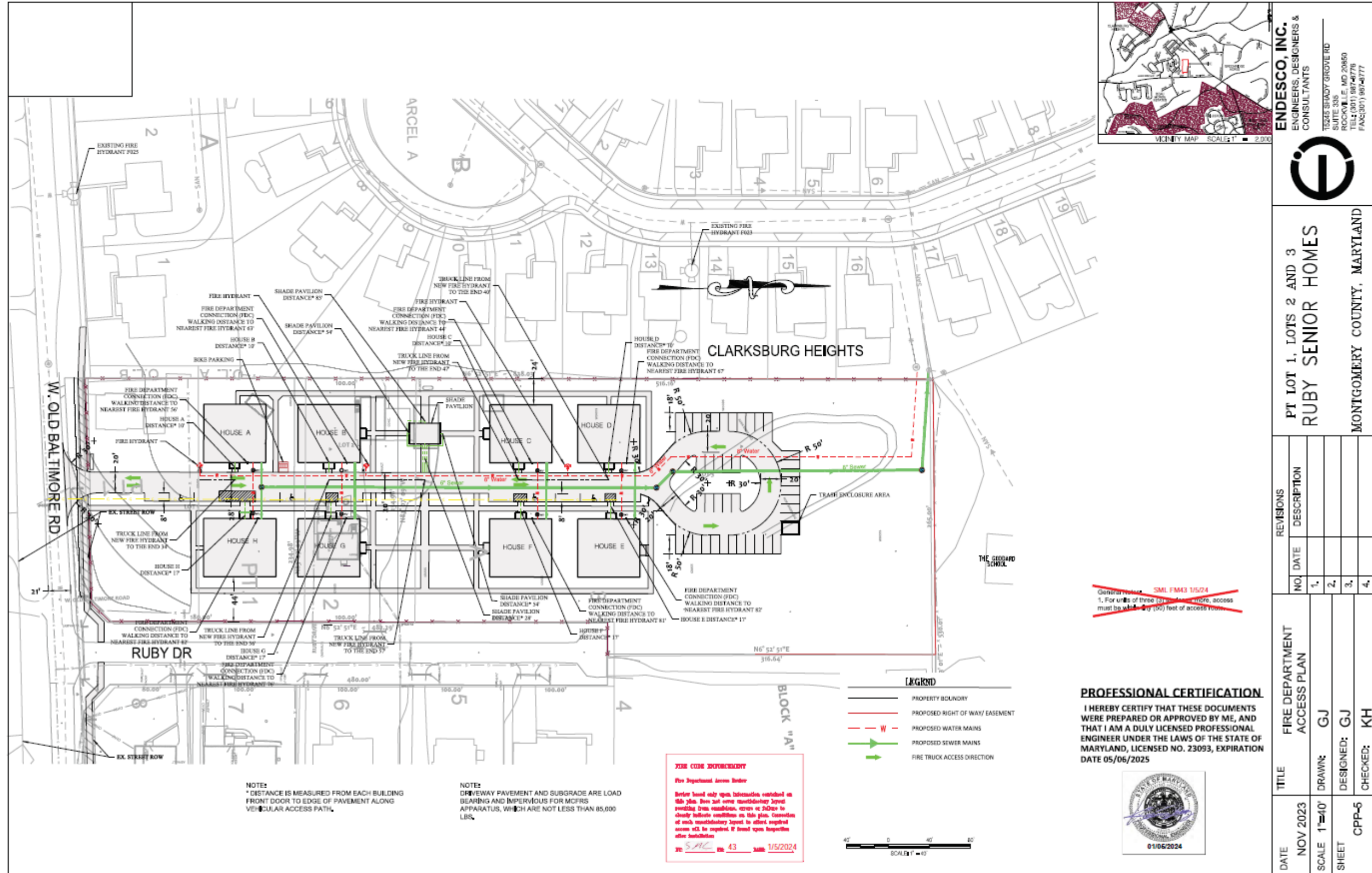
PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
 MONTGOMERY COUNTY, MARYLAND

REVISIONS	
NO.	DATE DESCRIPTION
1.	
2.	
3.	
4.	

TITLE	
DATE	SIGHT DISTANCE PLAN
DEC 2023	
SCALE	N.T.S.
DRAWN	GJ
DESIGNED	GJ
CHECKED	KH
SHEET	CPP-1



# Fire Access Plan (Reproduction from Exhibit 28)



**ENDESCO, INC.**  
ENGINEERS, DESIGNERS & CONSULTANTS  
TEXAS STADY GROVE RD  
SUITE 305  
ROCKVILLE, MD 20850  
TEL: (301) 987-4776  
FAX: (301) 987-4777



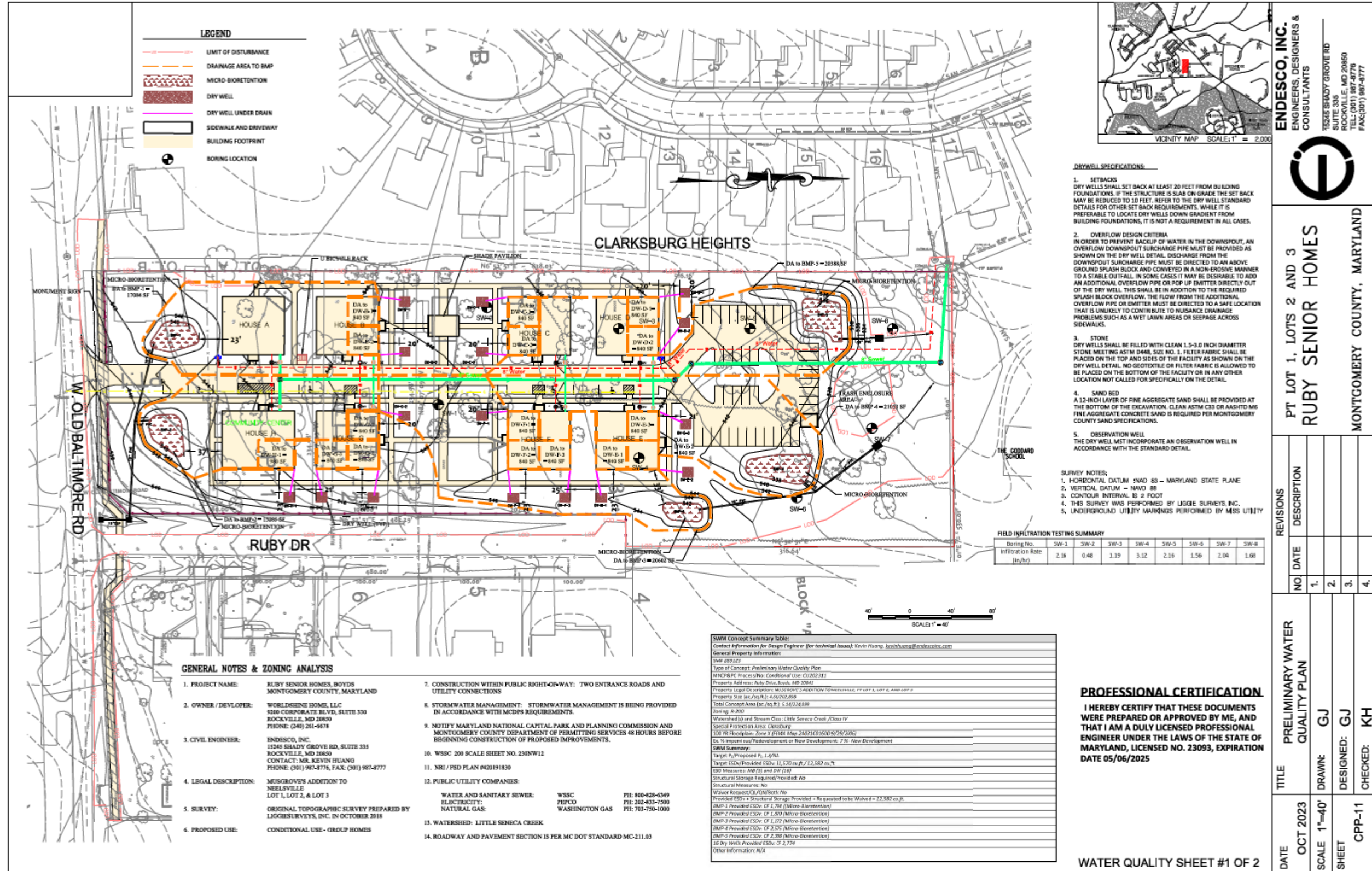
PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
MONTGOMERY COUNTY, MARYLAND

REVISIONS	
NO.	DESCRIPTION
1.	
2.	
3.	
4.	

DATE	TITLE	DRAWN:	DESIGNED:	CHECKED:
NOV 2023	FIRE DEPARTMENT ACCESS PLAN	GJ	GJ	KH
SHEET	CPP-5			

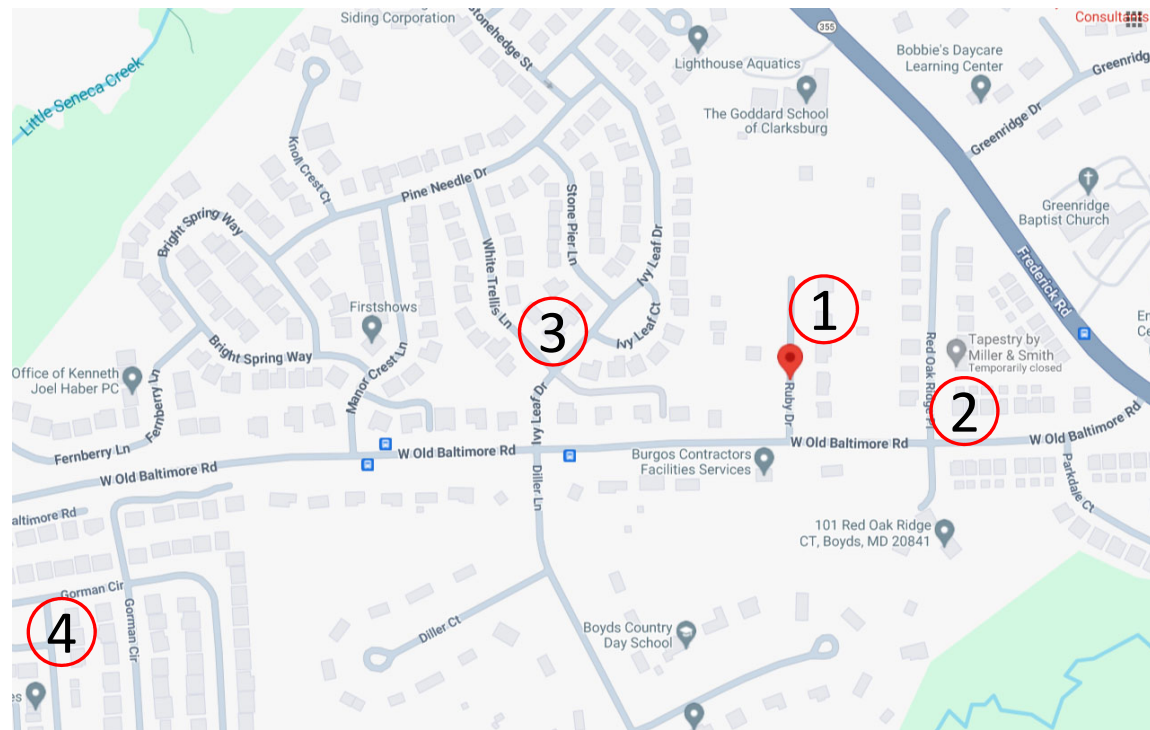
~~General Notes: SML FM43 1/5/24  
1. For lots of three (3) or more, access must be at least 100 (100) feet of access road.~~

# Water Quality Plan (Reproduction from Exhibit 28)

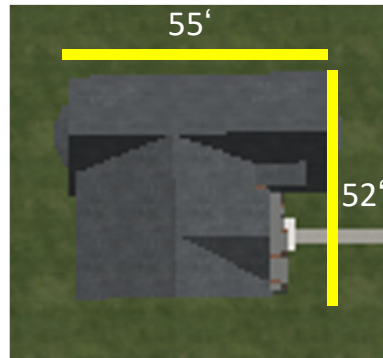


# Architectural Character of Surrounding Community

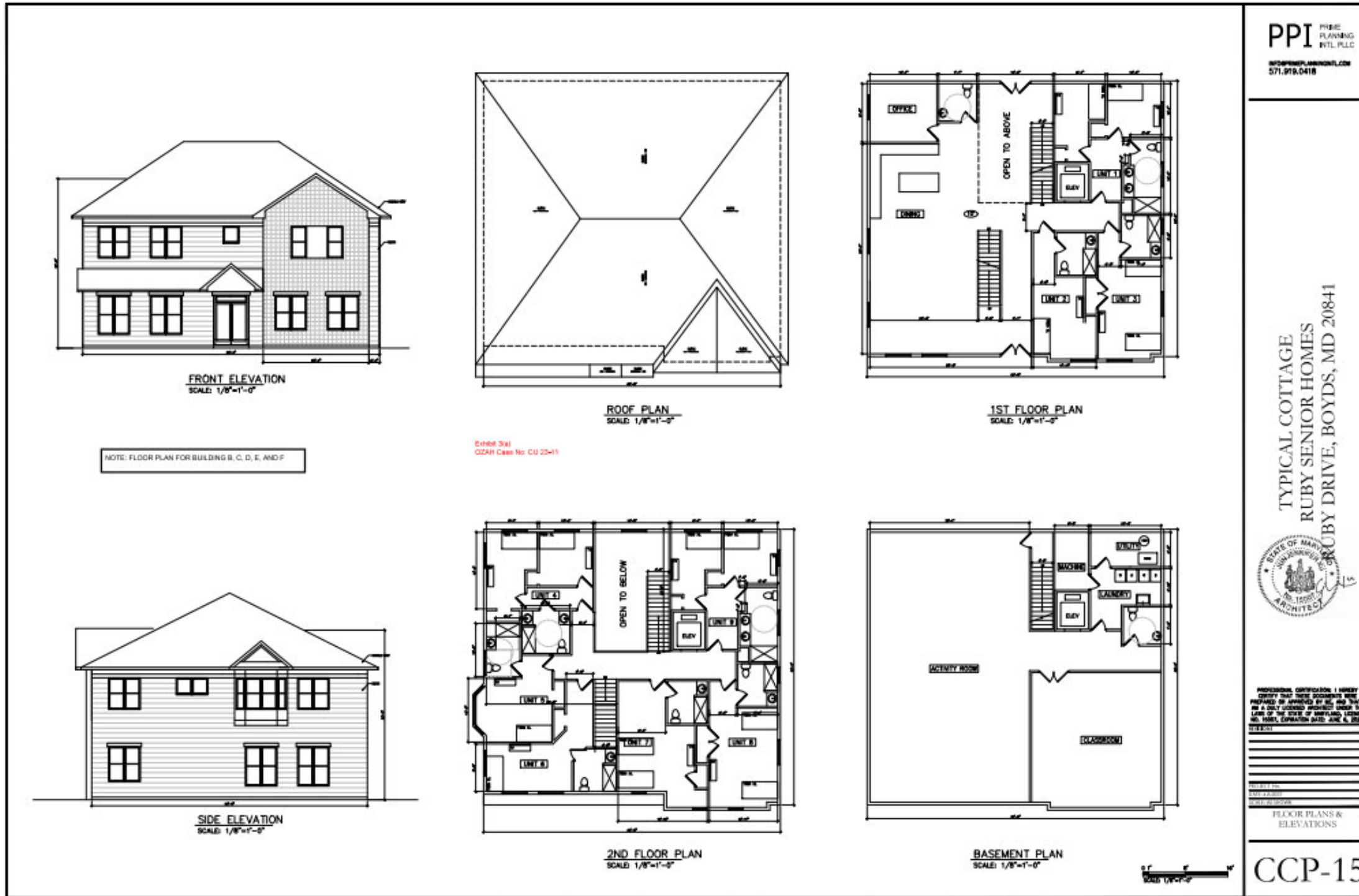
(New Exhibit \_\_\_\_)



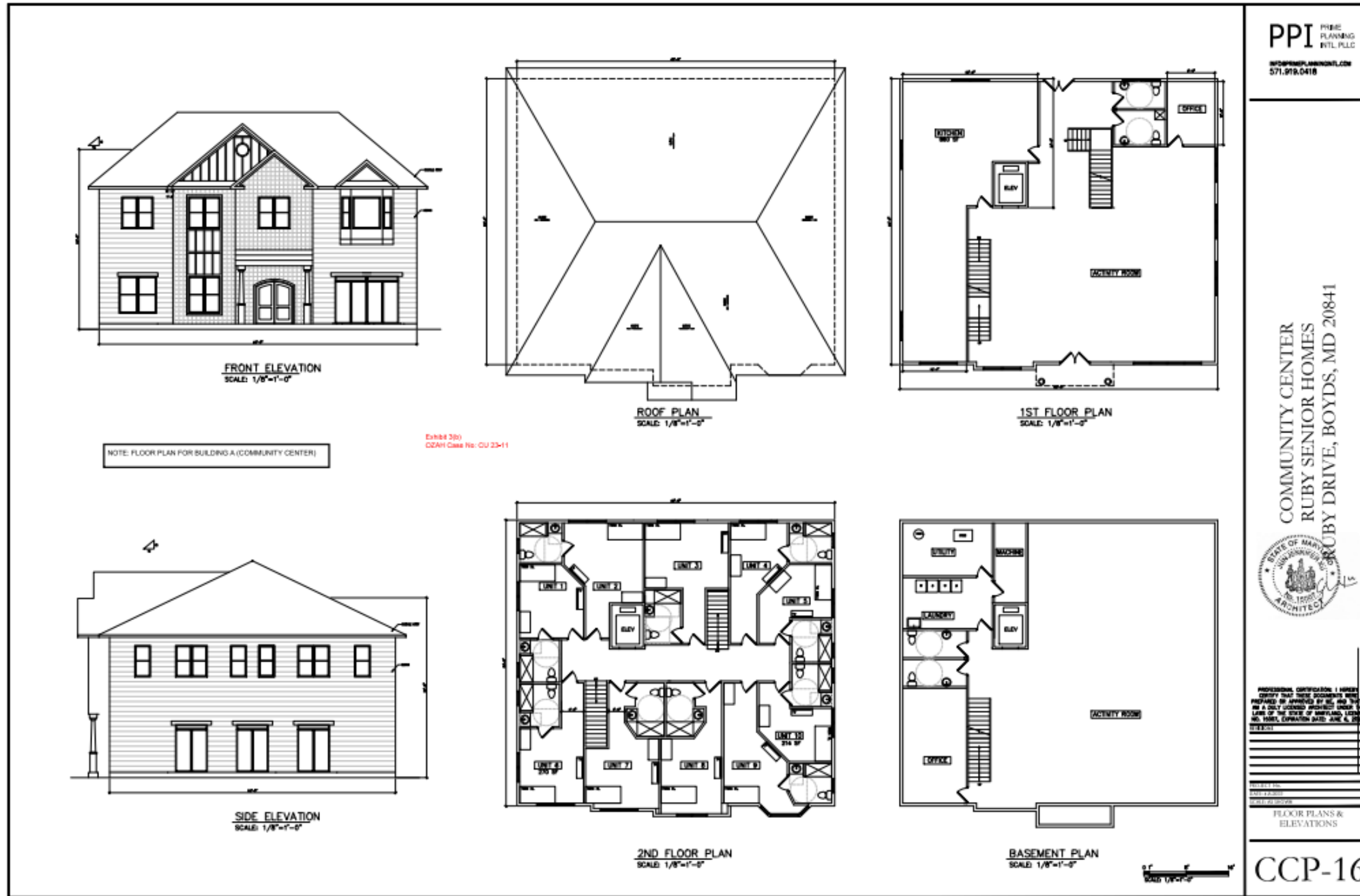
# Proposed Cottages are of a Similar Size and Residential Design to Neighborhood Single Family Homes (Reproduction from Exhibit 31)



# Elevations and Floor Plans (Reproduction from Exhibit 3(a))



# Elevations and Floor Plans (Reproduction from Exhibit 3(b))



# Original Proposal (Reproduction from Exhibit 31)



13.33 x 7.50 in

# Current Proposal (Reproduction from Exhibit 31)





# Trip Generation Table (Excerpt from Exhibit 27(a))

Table 1  
Worldshine Ruby Drive  
Site Trip Generation

Land Use	LU Code	Amount	Unit	AM Peak Hour			PM Peak Hour			AM Peak Hour					PM Peak Hour				
				In	Out	Total	In	Out	Total	Auto Driver (Vehicle Trips)	Auto Passenger	Transit Trips	Non-Motorized	Total Person Trips	Auto Driver (Vehicle Trips)	Auto Passenger	Transit Trips	Non-Motorized	Total Person Trips
Assisted Living	254	120	BEDS	13	9	22	11	18	29	22	9	1	1	34	29	12	1	3	45

Note: Trip Generation Rates based ITE 11th Generation, Mode Split is based on 2021 LATR Guidelines (Clarksburg Policy Area)

# Intersection Queuing and Capacity (Excerpt from Exhibit 27(a))

Table 2

Worldshine Ruby Drive  
Intersection Queuing Summary <sup>1,2</sup>

Intersection	Operating Condition	Street Name	Approach/ Movement	Available Storage (ft)	Existing Condition		Background Future		Total Future	
					AM	PM	AM	PM	AM	PM
1 <b>Frederick Road (Route 355)</b> /W. Old Baltimore Road	Signalized	W. Old Baltimore Road	EBL	209	103	76	107	80	107	81
		W. Old Baltimore Road	EBR	free right	0	0	0	0	0	0
		<b>Frederick Road (Route 335)</b>	NBL	650	92	61	147	80	179	88
		<b>Frederick Road (Route 335)</b>	SBR	415	8	9	9	14	10	14
2 <b>W. Old Baltimore Road/Site Access</b>	STOP	W. Old Baltimore Road	EBLT	765	Total Future Only Intersection		Total Future Only Intersection		0	0
		W. Old Baltimore Road	WBTR	440					0	0
		<b>Site Access</b>	SBLR	site interior					2	3

Notes : (1) Queue length in feet is based on the 95th percentile queue as reported by Synchro, Version 11.

(2) Roadway names in bold are considered north/south for purposes of this analysis.

Table 3

Worldshine Ruby Drive  
Intersection Delay Summary <sup>1,2</sup>

Intersection	Operating Condition	Existing Condition		Background Future		Total Future	
		AM	PM	AM	PM	AM	PM
1 <b>Frederick Road (Route 355)</b> /W. Old Baltimore Road	Signalized	17.2	8.1	20.2	9.5	22.5	9.8
2 <b>W. Old Baltimore Road/Site Access</b>	STOP	Total Future Only Intersection		Total Future Only Intersection		0.2	0.4

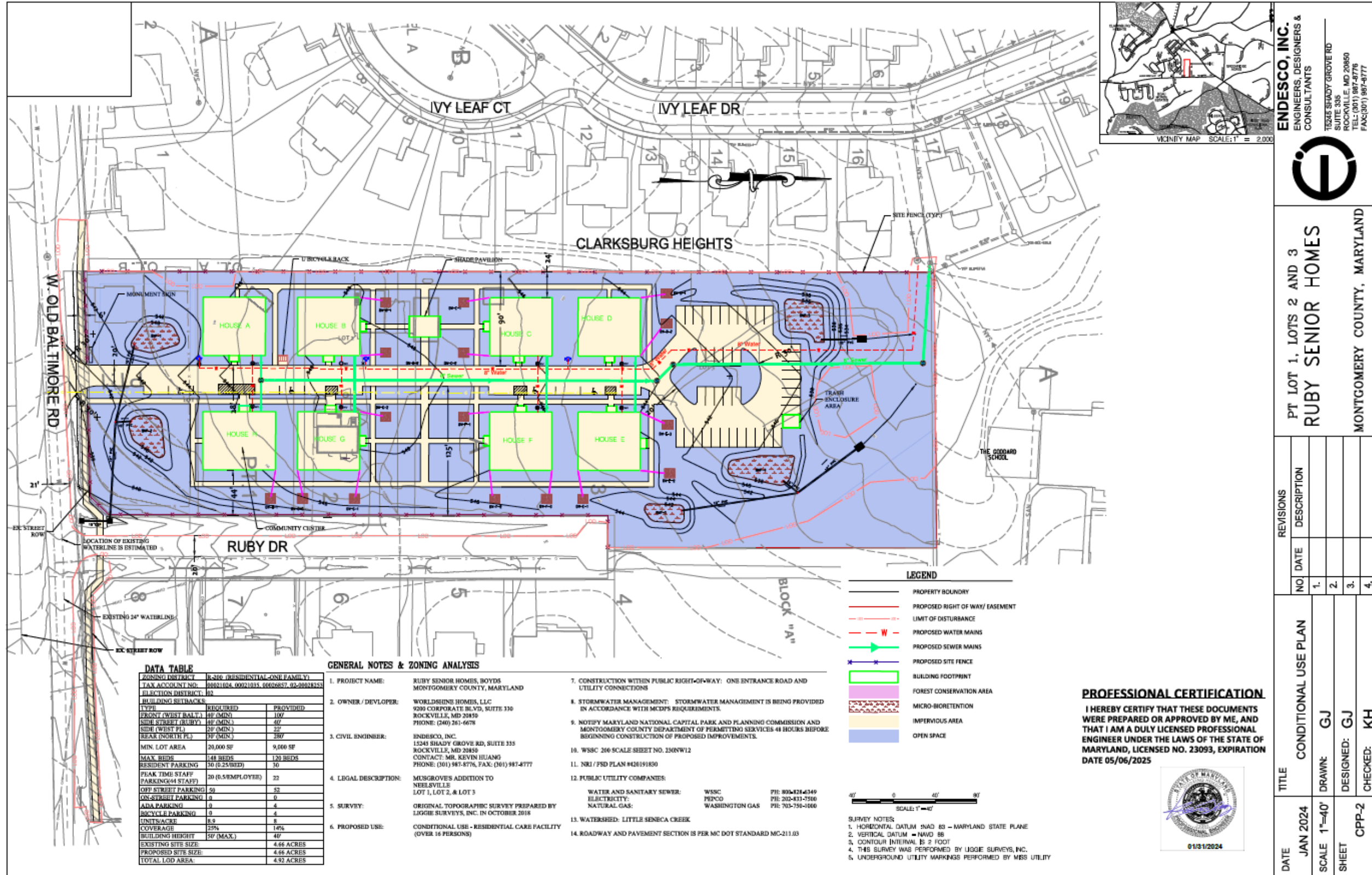
Notes : (1) Roadway names in bold are considered north/south for purposes of this analysis

# Accident Data Summary (Excerpt from Exhibit 27(a))

**Table 4**  
Accident Data Summary

Category	Subcategory	Number of Crashes	Number of Crashes	Number of Crashes	Number of Crashes	Number of Crashes	Number of Crashes
	Year	2019	2020	2021	2022	2023	Total of 4 +1/2 years
Light Condition	Daylight	2	1	1	0	0	4
	Dark Lights On	2	1	0	0	0	3
Surface Condition	Dry	4	1	1	0	0	6
	Wet	0	1	0	0	0	1
Severity	Property Damage	2	1	0	0	0	3
	Injury Crash	2	1	1	0	0	4
Driver Substance Abuse	None Detected	3	2	1	0	0	6
	Alcohol Present	1	0	0	0	0	1
	N/A	0	0	0	0	0	0
Collision Type	Single Vehicle	2	1	0	0	0	3
	Same Direction Rear End	2	1	0	0	0	3
	Head on Left Turn	0	0	1	0	0	1
Intersection Related	Yes	2	2	1	0	0	5
	No	2	0	0	0	0	2
Day of Week	Weekday	3	2	1	0	0	6
	Weekend	1	0	0	0	0	1
Time of Day	AM Peak (6:30-9:30 AM)	1	1	1	0	0	3
	PM Peak (4:00-7:00 PM)	1	0	0	0	0	1
	Other	2	1	0	0	0	3
Direction	NB	4	2	1	0	0	7
	SB	0	0	0	0	0	0

# Revised Conditional Use Plan (New Exhibit \_\_\_)



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PT LOT 1, LOTS 2 AND 3  
**RUBY SENIOR HOMES**  
MONTGOMERY COUNTY, MARYLAND

